



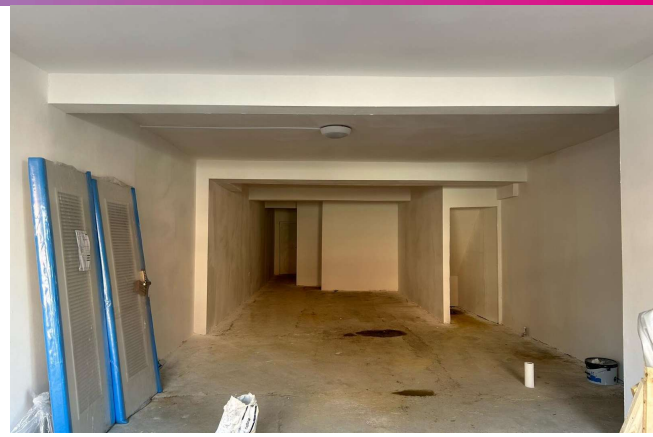
**RETAIL / CAFÉ /
RESTAURANT / BAR**

731 Sq Ft
(68 Sq Ft)

RENT: £21,500 Per Annum

Open Plan Town
Centre Retail /
Restaurant / Café /
Bar / Take-Away
Premises

- + **UNDER REFURBISHMENT**
- + Situated in Montague Place with Nearby Occupiers Including H&M, Costa Coffee, Truffles Bakery, Marks & Spencer & Superdrug
- + Former Restaurant Premises - Suitable For A Variety of Commercial Uses (stpc)
- + Potential For Outside Seating Area (subject to obtaining a licence)
- + Views onto Worthing Seafront & Pier
- + Available From April 2024



Location

The property is situated on Montague Place close to the towns principal shopping street of Montague Street and the popular seafront and pier. Other occupiers within the immediate vicinity include Costa Coffee, Subway, Nandos, H&M, Marks & Spencer and a plethora of independent & national retailers, restaurants and cafes. Worthing has a population in excess of 105,000 and a catchment area of 250,000 and is located on the south coast approximately 11 miles to the west of the city of Brighton and 18 miles to the east of the cathedral city of Chichester. Worthing mainline railway station with its regular services along the south coast and north to London is located approximately 1.2 miles to the north.

Description

The premises comprise of a ground floor, former restaurant premises which is currently under complete refurbishment and will be ready to occupy from April 2024. The property will be finished with painted plastered walls, concrete flooring, ceiling lighting and ample electrical points. At the rear of the property will be a disabled WC. The property benefits from a newly installed 14ft double glazed shopfront. The property would suit a variety of commercial uses, subject to obtaining any necessary planning consents.

Accommodation

Floor / Name	SQ FT	SQM
Retail / Restaurant / Café / Bar / Take-Away Premises	731	68
WC	N/A	N/A
Total	731	68

Terms

The property is available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

Business Rates

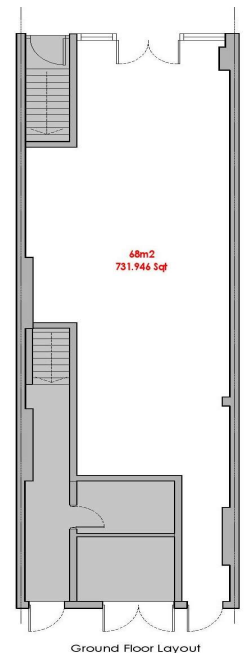
The property will be re-valued once the refurbishment works have been concluded. The previous Rateable Value, according to the VOA (Valuation Office Agency) for the entire property was £21,250. Interested parties are asked to contact Adur & Worthing Councils to ascertain what, if any, relief may be applicable to their business.

Floor Plans

Full size floor plans are available from the Landlords Agents. All plans are subject to change.

Summary

- + **Rent** - £21,500 Per Annum Exclusive
- + **VAT** - Not To Be Charged
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - D(90)



Viewing & Further Information

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